

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: DECEMBER 6, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SDR-25247 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: SOKA GAKKAI INTERNATIONAL-USA - OWNER: NELS TRUST, ET AL - Request for a Site Development Plan Review FOR A PROPOSED 5,991 SQUARE FOOT, SINGLE STORY CHURCH/HOUSE OF WORSHIP AND COMMUNITY CENTER on 1.09 acres at the southeast corner of Charleston Boulevard and Cahlan Drive (APN 162-05-512-020), C-D (Designed Commercial) Zone, Ward 1 (Tarkanian)

C.C.: 01/09/2008

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

11

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

1

City Council Meeting

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RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/support postcards and letter of concern from James Reza
7. Submitted after final agenda – Supplementary plans and protest postcards
8. Submitted at meeting – Protest postcard

Motion made by STEVEN EVANS to Approve subject to conditions, amending Condition 2 as follows:

2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/22/07, 11/15/07 and 12/4/07.

and adding the following conditions:

- A. the maximum building height shall be 20 feet per title 19.08.
- B. Parking area shall be secured during hours when the facility is not in operation subject to approval of plans by the Planning and Development and Public Works Departments.

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Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

LEO DAVENPORT, GLENN TROWBRIDGE, DAVID STEINMAN, RICHARD TRUESDELL, STEVEN EVANS; (Against-BYRON GOYNES); (Abstain-None); (Did Not Vote-None); (Excused-SAM DUNNAM)

Minutes:

CHAIRMAN DAVENPORT declared the Public Hearing open.

DOUG RANKIN, Planning and Development Department, remarked that the proposed use is appropriate in the Commercial Design zone and would act as an appropriate buffer between the residential and Charleston Boulevard.

JENICA YURCIC 300 South Fourth Street, agreed with all conditions including the modifications and added conditions as read by staff.

RUSSELL SHON, 2628 W. Charleston Blvd., stated that his property is directly across from the proposed development and is situated within the older section of Las Vegas' medical district. He stated that there are homeless people who frequent the area and expressed concern that Church-sponsored activities would attract homeless people and adversely affect the adjoining medical businesses. He emphasized that medical facilities would be more appropriate for this area.

PAT RILEY, Resident, appeared in opposition and stated that the number of parking spaces, overflow parking, and increased traffic were some of his major concerns. He alluded to the hours of operation and the impact it would have on the community.

ANNA BENDA, 2929 Ashby Avenue, appeared in opposition and agreed with the previous speaker's comments. She emphasized that the increase in traffic on Charleston Blvd. and traffic cutting through the neighborhood were her major concerns.

GERI HAGEN, Resident, appeared in opposition and concurred with MR. RILEY'S comments.

In response to the business and neighborhood concerns, MS. YURCIC explained that the objective of the Church is to promote peace, culture and happiness through guidance sessions. She stated that the property is zoned for commercial and Church is a permitted use. She added that the homeless issue should not be a reason to prohibit this use. In reference to the parking allowance and the traffic analysis, MS. YUCIC acknowledged that the applicant is in compliance with City Code and she noted that the report does not indicate any significant increase along Charleston Boulevard or the adjacent areas.

CHAIRMAN DAVENPORT asked whether this would be a two-story building as this had been an issue with the neighbors. MS. YURCIC replied it would be one story as illustrated on the design plans. CHAIRMAN DAVENPORT asked the applicant to denote the hours of operation. EUGENE HIRAHARA, Santa Monica, California, briefly described the Church's purpose and

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noted that there are approximately 25 locations throughout the nation. He stated that the Church is recognized for its excellent relationship with the neighbors.

COMMISSIONER EVANS remarked that the proposed structure could be compared to a fairly large residence. He referenced a letter expressing concerns with the number of parking spaces and the lighting but pointed out that those issues are addressed in the conditions of approval. COMMISSIONER EVANS concluded that a church in this community is very appropriate and fits in with the neighborhood.

COMMISSIONER GOYNES remarked that churches are like businesses where they encourage new members. He did not believe the neighbors were opposed to the Church but more concerned with growth and traffic as the membership increases. MR. HIRAHARA explained that if the increase is significant, the Church has historically considered other sites to construct additional church facilities and community centers to accommodate the membership.

VAUGHN CAFARELLI, 5120 Copper River Avenue, stated that all of the issues that were discussed were taken into consideration as the applicant is very conscious of the neighboring businesses and residents. He vouched for all of the members who actively do their part to alleviate potential problems. He asked the Commission to consider approval of the application.

COMMISSIONER STEINMAN asked whether a 5-foot wall was being constructed on the perimeter of the property. MS. YURCIC stated it was noted on the plans.

COMMISSIONER TRUESDELL expressed concern with the potential for mischief in the parking lot when the church was not being used.

During the drafting of the motion, MR. RANKIN assisted COMMISSIONER EVANS in the wording of the additional conditions addressing the building height and the parking lot. The applicant agreed to all conditions.

CHAIRMAN DAVENPORT declared the Public Hearing closed.